

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

| | | |
|----------------------|---|------------------------|
| IN RE: |) | CHAPTER 7 |
| |) | |
| BRENDA KAY ROBERTSON |) | CASE NO. 15-53700-WLH |
| |) | |
| Debtor. |) | JUDGE WENDY L. HAGENAU |
| |) | |

MOTION FOR 2004 EXAMINATION OF DEBTOR BRENDA KAY ROBERTSON

COMES NOW RES-GA Diamond Meadows, LLC (hereinafter "RES-GA"), a creditor in the above-styled bankruptcy proceeding, and applies to this Court for an order compelling the attendance of Brenda Kay Robertson ("Debtor" or "Robertson") and any other representative of Debtor with direct knowledge of any document or information requested herein of which Debtor does not have knowledge, to appear at the offices of **Samuel D. Hicks, Hicks, Casey & Morton, P.C., Suite 100, 136 North Fairground Street, Marietta, Georgia 30060**, for an examination pursuant to Rule 2004 of the Bankruptcy Rules at **10:00 a.m. on the 14th day of May, 2015**, or at some other mutually agreed upon time and place. In support of this Motion, RES-GA shows the Court the following:

1. Debtor Brenda Kay Robertson filed a voluntary petition with the Court under Chapter 7 of Title 11 of the United States Code (the "Bankruptcy Code") on February 27, 2015 (the "Petition Date").

2. Debtor is indebted to RES-GA because on May 13, 2014, RES-GA obtained a Judgment against Debtor in the amount of \$5,489,997.28 plus post-judgment interest accruing at the legal rate in that certain case styled as *RES-GA Diamond Meadows, LLC and RES-GA CRI, LLC v. HBC Communities, LLC, Clay Robertson, Inc., Clayton H. Robertson, Brenda K.*

Robertson-Short a/k/a Brenda K. Robertson, and James H. Bankston; Civil Action No. 2012-CV-03743-5, Superior Court of Clayton County, Georgia (the "Judgment").

3. RES-GA is a party in interest in this case because it is a creditor of Debtor.

4. RES-GA's proposed 2004 Examination of Debtor will be within the scope of Rule 2004 in that it will relate to the acts, conduct, or property or to the liabilities and financial condition of the Debtor, and into any matter which may affect the administration of the Debtor's estate or to the Debtor's right to a discharge.

5. The deadline for filing complaints objecting to a discharge of the Debtor is June 8, 2015.

6. A Rule 2004 examination is necessary, *inter alia*, to determine the nature of Debtor and the acts, conduct, property, liabilities and financial condition of Debtor, facts directly affecting administration of Debtor's estate, or the dischargeability of any of Debtor's obligations.

7. RES-GA requests that this Court enter an order requiring Debtor to produce at least five (5) business days prior to the examination all documents identified in the attached **Exhibit "A."**

8. RES-GA requests that this Court enter an order requiring Debtor to appear at the 2004 Examination and to testify regarding the matters described in the paragraphs above and regarding the information contained in the documents identified in the attached Exhibit "A" and to produce the documents identified in Exhibit "A."

WHEREFORE, RES-GA respectfully requests that the Motion be granted and that the Court issue an Order compelling the attendance of Debtor Brenda Kay Robertson pursuant to Federal Rules of Bankruptcy Procedure 2004 and compelling the production of the

requested documents pursuant to applicable Bankruptcy Rules, Standing Orders, 11 U.S.C. § 521(e)-(f).

This 15th day of April, 2015.

ROGERS LAW OFFICES

/s/ Beth E. Rogers

Beth E. Rogers, Georgia Bar No. 612092

Kevin A. McDonald, Georgia Bar No. 559490

The Equitable Building

100 Peachtree Street, Suite 1950

Atlanta, Georgia 30303

770-685-6320 phone

678-990-9959 fax

brogers@berlawoffice.com

Attorneys for RES-GA Diamond Meadows, LLC

EXHIBIT "A"

DEFINITIONS

1. "Person" means any natural person, corporation, partnership, proprietorship, association, governmental entity, agency, group, organization, or group of persons.

2. Unless designated otherwise, "Debtor," "you," "your" or "Robertson" refers to Brenda Kay Robertson, together with any of her attorneys, agents or representatives.

3. "RES-GA" refers to RES-GA Diamond Meadows, LLC and all business entities with which it is or has been affiliated, together with any of its attorneys, agents or representatives.

4. "Robertson Entities" refers to any of the following persons or entities, together with any other entity in which Robertson, Stith Robertson or any of the Robertson Entities hold or held any interest, direct or indirect:

Alderwoods Homeowners Association, Inc.;
ASG Properties, Inc.;
Bang Investments, LLC;
B. Kay Builders Corp.;
Bice Ventures, LLC;
BRE Development Company, Inc.;
Brenda Robertson Realty, Inc.;
Edmondson Mobile Home Park, Inc.;
Estate of Woodrow William Edmondson;
Gilbert Ventures, LLC;
HBC Communities, LLC;
Madison Communities, Inc.;
Market South Properties, Inc.;
Mykassi Ventures, LLC;
Purple Martin Group, LLC;
Seymour Estates, LLC;
Simpson Place Homeowners Association, Inc.;
Woodmond Ventures, LLC; and
Woodward Estate Phase III, Inc.;

5. "Properties" means any property owned at any time since January 1, 2008 by Robertson, Stith Robertson and/or any of the Robertson Entities including, but not limited to, the following properties:

1205 NW Humphries Road, Conyers, GA 30012
1228 E Forrest Ave, East Point, GA 30344
1547 Arbor Place Drive, Morrow, GA 30236
1551 Arbor Place Drive, Morrow, GA 30236
171 Bay Court Drive, Stockbridge, GA 30236
196 Hemlock Lane, Clarkesville, GA 30523
200 Sam Solomon Road, Locust Grove, GA 30248
3265 Walt Stephens Road, Jonesboro, GA 30236
3279 Anvil Block Road, Ellenwood, GA 30294
3287 Anvil Block Road, Ellenwood, GA 30294
3290 Anvil Block Road, Ellenwood, GA 30294
3295 Anvil Block Road, Ellenwood, GA 30294
3359 Jodeco Road, Jonesboro, GA 30236
3448 South Bay Drive, Jonesboro, GA 30236
3456 South Bay Drive, Jonesboro, GA 30236
423 River Road, Jonesboro, GA 30236
4536 Bouldercrest Road, Ellenwood, GA 30294
4544 Bouldercrest Road, Ellenwood, GA 30294
4572 Bouldercrest Road, Ellenwood, GA 30294
7675 Tara Boulevard, Jonesboro, GA 30236
78 Wall Street, Hampton, GA 30228
7958 Wright Circle, Jonesboro, GA 30236
7966 Wright Circle, Jonesboro, GA 30236
Parcel No. 063 091, Hemlock Lane, Clarkesville, GA 30523
Parcel No. 065 108, Hardman Place, Clarkesville, GA 30523
Parcel No. 065 108C, Hardman Place, Clarkesville, GA 30523
Parcel No. 065 108D, Hardman Place, Clarkesville, GA 30523
Parcel No. 065 108E, Hardman Place, Clarkesville, GA 30523
Parcel No. 065 108F, Hardman Place, Clarkesville, GA 30523
Parcel No. 065 108G, Hardman Place, Clarkesville, GA 30523
Lot 18 and Part of 17, Block K, Unit 4, Holiday Hills Subdivision, Section 1, Clayton County, Georgia

6. "Tax Returns" refers to those certain complete, filed, and signed federal and/or state income tax returns, including exhibits and attachments thereto.

7. "Bank Account Statements" refers to those certain bank account statements or other itemized account activity reports, provided by a banking depository in which you and/or

any of the Robertson Entities held or hold an account, and/or for which you and/or any of the Robertson Entities are an authorized signatory or user on such an account, including but not limited to, all returned checks or copies or microfiche-type records of checks and deposits.

8. As used herein, the term "Identify" or "Describe" or state the "Identity":

(a) when used in reference to a natural person, shall mean to state his or her full name, complete home and business address, employer or business affiliation, and occupation and business position presently held;

(b) when used in reference to a corporation, shall mean to state its full name, its state(s) of incorporation and its principal place of business;

(c) when used in reference to a partnership, shall mean to state its full name, the names of each partner, and its principal place of business;

(d) when used in reference to a person other than an individual, corporation or partnership, shall mean to state its official name, its organizational form, and its address;

(e) when used in reference to an act, action or omission shall mean to state a description of the act, action or omission, the date(s) on which it occurred, where it occurred, the identity of the person or persons performing said act (or, in the case of an omission, the person or persons failing to act), the identity of all persons who have knowledge, information or belief about the act, when the act or omission first became known to you, and the circumstances and manner in which you first obtained such knowledge;

(f) when used in reference to an oral communication shall mean to state the date and nature of the communication, the identity of the communicator and communicate, the subject matter and substance of the communication, whether it was recorded or otherwise memorialized, and the identity of any witness thereto;

(g) when used in reference to a document, shall mean to state the identity of the person(s) who prepared the document, the sender and recipient(s), if any, the title or a description of the general nature of its subject matter, the day of preparation, the location(s) of each copy and the identity of the present custodian(s), the contents of the document verbatim, and if a privilege is claimed, the specific basis thereof.

9. As used herein, the term "Document" is used in its broadest sense and includes, without limitation, all items printed, recorded, filmed, reproduced by any process, written or produced by hand, whether an original master or copy, all agreements, communications, correspondence, notes, memoranda, summaries and minutes; records of telephone conversations, meetings and conferences; summaries and records of personal conversations or interviews; books; manuals; publications and diaries; contracts; agreements; deeds, assignments, working papers; books of account; ledger books, note books; vouchers; bank checks; cashier's checks' receipts for cashier's checks; cancelled check stubs; bills; receipts; and any other information containing paper, writing or physical thing.

10. The singular, plural, masculine, feminine, or neuter form of any noun or pronoun shall be read and be applied as including its other forms, as circumstances may make appropriate.

11. As used herein, the terms "and" and "or" shall mean and/or.

12. As used herein, the term "date" shall mean the exact day, month and year, if ascertainable, or, if not, the best approximation, including relationship to other events.

13. "Wells Fargo 401(k)" refers to that certain 401(k) with Wells Fargo Advisors that is reflected on Debtor's Schedule B, item number 11, in the amount of \$259,288.23.

DOCUMENT REQUESTS

1) Any and all documents relating to any insurance policies maintained by Robertson or the Robertson Entities, including, but not limited to, insurance policies on any real or personal property, life insurance policies, certificates on the life of any person, and all statements or other documents reflecting cash and surrender values, and the balance of any and all loans paid in connection therewith, where Robertson or any of the Robertson Entities are named as a beneficiary or loss payee for the period commencing January 1, 2008 to the present.

2) Any and all documents relating to any transfers or sales made by Robertson and any of the Robertson Entities of any real property or personal property for the period of January 1, 2008 to the present.

3) All federal and state income tax returns of Robertson and the Robertson Entities since January 1, 2008 to the present and all documents related thereto including, but not limited to, corresponding audits, letters or requests, liens or claims, bills or invoices for unpaid taxes, payments or any taxes owed, and refunds and all other documents related to Robertson's and the Robertson Entities' monthly or yearly income from any source, for the period of January 1, 2008 to the present including, but not limited to, Bank Account Statements, pay stubs, payroll checks, disability income, investment income, etc.

4) Any and all documents that in any way reflect Robertson and the Robertson Entities' financial affairs or represent or indicate the conveyance of any assets that Robertson and/or the Robertson Entities may have made since January 1, 2008 until the present, including, but not limited to, personal financial statements or any financial information provided to any lender in connection with obtaining any loan and any and all records, documents, memoranda

and correspondence which evidence or relate to the assets and liabilities set forth on any personal financial statement.

5) Any and all documents, including but not limited to, Bank Account Statements, cancelled checks and deposit slips, for all accounts including checking and savings accounts with any banks, savings and loans, credit unions, money markets, brokerage firms or other financial institutions maintained by Robertson or the Robertson Entities, either individually and/or jointly with any other person or entity, or in which Robertson and/or the Robertson Entities' had any interest or held any funds on behalf of themselves, or any other entity in which they had an interest, direct or indirect, for the period commencing January 1, 2008 to the present.

6) Any and all records, documents, memoranda and correspondence relating to evidence of property, and interest in property, of every kind and character whatsoever owned by Robertson and/or the Robertson Entities, individually or with any other person or entity, including but not limited to, the purchase of any real or personal property, any reversionary interests, deeds, stock certificates, bonds, notes, mutual fund shares, corporate agreements, partnership agreements, profit sharing and pension plan statements, savings account passbooks, savings certificates and money market accounts for the period commencing January 1, 2008 to the present.

7) Any and all warranty deeds, quitclaim deeds, real estate transfers and deeds to secure debt which name Robertson and/or any of the Robertson Entities as grantee or grantor, individually and/or jointly with any other person or entity, relating to any property in which Robertson or the Robertson Entities has, or had, any interest or equity for the period commencing January 1, 2008 to the present.

8) Any and all records, documents, memoranda and correspondence, which evidence or relate to the ownership of any motor vehicles, boats and aircrafts by Robertson or the Robertson Entities, including but not limited to, automobile tag registrations, certificates, automobile title certificates and/or recreational vehicle tag registrations, titles or certificates, naming Robertson or the Robertson Entities, individually or jointly with any other person or entity, for the period January 1, 2008 to the present.

9) Any and all summary plan descriptions, plans, statements, accounts or other documents related to any retirement, pension or similar type accounts held by Robertson and/or any of the Robertson Entities, including, but not limited to the Wells Fargo 401(k), or other investment plans and records including, but not limited to, memoranda, correspondence, stock certificates, bond certificates, mutual fund certificates, any statements, documents, analysis, invoices, bills or summaries given to Robertson and/or any of the Robertson Entities by any stock broker or association of stock brokers, from whom Robertson and/or any of the Robertson Entities has sold stock, or with whom Robertson and/or any of the Robertson Entities has an account and any other evidence of ownership of any interest in any corporation, fund, or trust fund naming Robertson and/or any of the Robertson Entities, individually or jointly with any other person or entity, for the period commencing January 1, 2008 to the present.

10) A list of all contents of any and all safe deposit boxes maintained by Robertson or the Robertson Entities, individually or jointly, with any other person or entity, for the period of January 1, 2008 to the present, and exact location of such boxes.

11) All documents relating to any gifts or payments by Robertson or the Robertson Entities to any person or entity during the period of January 1, 2008 to the present in excess of \$5,000.

12) Copies of any real estate tax bills, notices or assessments received by Robertson or any of the Robertson Entities from January 1, 2008 to the present.

13) A list of all real property owned by Robertson or any of the Robertson Entities from January 1, 2008 to the present, which list should include, at least, the following information: owner, date acquired, purchase price, current value, type of property (e.g. vacant lot, commercial building, residential rental, etc.), current status/disposition, transfers, leases, rent or other income.

14) All documents relating to or evidencing Robertson's and the Robertson Entities' current and previous income and employment, including, but not limited to, any employment contracts, paycheck stubs, evidence of dividend disbursement, stock or membership agreements, independent contracts or agreements or any money or other monetary or non-monetary benefits received by Robertson from her former and current employer, including, but not limited to, Ralph Myers Broker, for the period commencing January 1, 2008 to the present.

15) All documents related to any business, entities, funds or trusts in which Robertson or the Robertson Entities held or holds any interest, direct or indirect, or was or is included in the operation thereof from January 1, 2008 to the present, including, but not limited to, Articles of Incorporation, Articles of Organization, by laws, stock certificates, operating agreements, any other evidence of ownership or other documents related thereto.

16) All documents relating to the value of Robertson's Household Goods and Furnishing and any other Personal Property listed on Robertson's Schedule B, and all documents relating to any information on Robertson's Schedules, Statement of Financial Affairs testified to by Robertson at the 341 meeting of creditors, or otherwise submitted or relied on by Robertson

in this bankruptcy action, including, but not limited to, itemized lists of each item constituting same, photographs, receipts, estimates, and appraisals.

17) All documents related to the ownership of the Properties by Robertson or any of the Robertson Entities, or any interest Robertson or any of the Robertson Entities held or holds therein and any transfers or other disposition of same.

18) All leases or other agreements and documents related to rental or leasing of any of the Properties, or any other properties owned by Robertson or any of the Robertson Entities, or in which Robertson or any of the Robertson Entities have or had any interest, from January 1, 2008 to the present.

19) All documents related to any rents or other income derived from the rental and/or other use of any of the Properties, or any other properties owned by Robertson or any of the Robertson Entities, or in which Robertson or any of the Robertson Entities have or had any interest, from January 1, 2008 to the present, including, but not limited to, copies of checks or money orders, Bank Account Statements, rent rolls, receipts, etc.

20) All documents related to the Estate of Woodrow William Edmondson, including, but not limited to, any assets or property received or held by Robertson and/or the Robertson Entities from said Estate, including, but not limited to, that certain Promissory Note dated March 19, 2008, between Garva Investments, Inc. and W.W. Edmondson in the original principal amount of \$450,000.00, as thereafter modified, amended and/or assigned (attached hereto as **Exhibit "A"**), and that certain Security Deed and Agreement dated March 19, 2008, between Garva Investments, Inc. and W.W. Edmondson and recorded at Book 9410, Page 270 in the property records of Clayton County, Georgia, as thereafter modified, amended and/or assigned (attached hereto as **Exhibit "B"**).

21) All documents related to Tight Seal, LLC and Tight Seal Water Proofing, LLC, including, but not limited to, that certain check from Tight Seal Water Proofing LLC ("Tight Seal WP") in the amount of \$5,000 dated November 3, 2014, and drawn on UnitedBank account number XX0901 ("Account 0901") check no. 1292; that certain check from Tight Seal WP in the amount of \$5,000 dated December 18, 2014 and drawn on Account 0901 check no 1294; that certain check to Tight Seal WP from Madison Communities, Inc. ("Madison") in the amount of \$21,177.40 and deposited into Account 0901 on April 7, 2012; and that certain check to Tight Seal, LLC from Madison in the amount of \$41,595.38 and deposited into Account 0901 on February 20, 2014 (copies of which are attached hereto as **Exhibit "C"**).

22) All documents related to any withdrawals by Robertson and/or any of the Robertson Entities from that certain account with Wells Fargo Bank, N.A. owned by Gilbert Ventures, LLC, with the account number XXXXXX5314, from January 1, 2008 to the present.

23) All documents related to any payments made to or received from PHH Mortgage Corporation or State Farm Insurance to or from Robertson or any of the Robertson Entities, including, but not limited to, the checks attached hereto as **Exhibit "D."**

24) All documents relating to any payments made or owed to Robertson or any of the Robertson Entities by Carol Edmondson, W.E. Edmondson or James Edmondson from January 1, 2008 to the present, including, but not limited to, the checks attached hereto as **Exhibit "E."**

25) A list of all addresses where Robertson or any of the Robertson Entities have resided, lived, stayed or maintained any office or business from January 1, 2008 to the present.

26) All documents related to any security deed or other mortgage or encumbrance on the property located at 78 Wall Street, Hampton, Georgia 30228, including, but not limited to, checks, money orders, or other documents evincing payments thereon.

27) All documents relating to any real property in Florida owned or in which Robertson or any of the Robertson Entities held or hold any interest from January 1, 2008 to the present.

28) All documents related to the Robertson's transfers of the properties included in the Deeds attached hereto as **Exhibit "F."**

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

| | | |
|----------------------|---|------------------------|
| IN RE: |) | CHAPTER 7 |
| |) | |
| BRENDA KAY ROBERTSON |) | CASE NO. 15-53700-WLH |
| |) | |
| Debtor. |) | JUDGE WENDY L. HAGENAU |
| |) | |

CERTIFICATE OF SERVICE

I hereby certify that I have this date served a true and correct copy of the within and foregoing **Motion for 2004 Examination of Debtor Brenda Kay Robertson** upon the following by having a copy of same placed in the United States Mail with adequate postage thereon and properly addressed as follows:

Samuel D. Hicks
Hicks, Casy & Morton, P.C.
Suite 100
136 North Fairground Street
Marietta, GA 30060

Brenda K. Robertson
78 Wall Street
Hampton, GA 30228

S. Gregory Hays
Hays Financial Consulting, LLC
Suite 200
3433 Peachtree Road, NE
Atlanta, GA 30326

Michael J. Bargar
Arnall Golden Gregory LLP
171 17th Street, NW
Suite 2100
Atlanta, GA 30363

This 15th day of April, 2015.

/s/ Beth E. Rogers

Beth E. Rogers, Georgia Bar No. 612092

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FIRST MODIFICATION OF
PROMISSORY NOTE
AND DEED TO SECURE DEBT

FILED 26723
CLAYTON CO., GA
2009 AUG 13 AM 10:25
LINDA T. MILLER
CLERK SUPERIOR COURT

Cross reference to Deed Book 9410, Page 270 Clayton County, Georgia records

This Modification Agreement is made and entered into as of this 24th day of July 2009, by and between Garva Investments, Inc. (hereinafter "Borrower") and Brenda Kay Robertson as Executor of the Estate of Woodrow Willaim Edmondson, a/k/a W.W. Edmondson Successor in Interest to J. Mark Brittain as Conservator of Woodrow W. Edmondson (hereinafter "Lender").

WITNESSETH:

WHEREAS, On March 19, 2008, Borrower executed, in favor of W. W. Edmondson, a Promissory Note in the original principal amount of \$450,000.00, which Promissory Note (hereinafter referred to as "Note") is secured by a Deed to Secure Debt (hereinafter referred to as the "Deed to Secure Debt") of even date therewith and which Deed to Secure Debt is now recorded in Deed Book 9410, Page 270, Clayton County, Georgia records; and,

WHEREAS, W.W. Edmondson is now deceased and the assets of W.W. Edmondson have passed to Brenda Kay Robertson as Executor of the Estate of W.W. Edmondson; and,

WHEREAS, Borrower and Lender desire to increase the rate at which the loan is amortized, to reduce the accrual rate of interest on the Note and to provide to Borrower a discount on the total principal amount of the Note in consideration of an increased amortization term;

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Lender, Lender and Borrower do hereby agree as follows:

1.

The parties agree that all monthly installment payments have been made as and when they have become

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due and that, after the July 19, 2009 installment (which has been paid) the outstanding principal balance due on the Note immediately prior to the execution of this agreement was \$385,347.42. The parties agree that the outstanding principal balance on the indebtedness after the July 19, 2009 installment shall be reduced by 10% such that the present outstanding principal balance is now agreed to be \$346,812.68.

2.

As of July 19, 2009, the interest rate on the outstanding principal balance (\$346,812.68) shall be 5% per annum.

3.

Borrower agrees that beginning August 19, 2009 and continuing on the 19th day of each month thereafter, he shall make monthly installments of \$50,373.81 each to be applied first to outstanding interest with the balance to be applied to principal and that such payments shall continue until the indebtedness as modified by this Agreement, is paid in full.

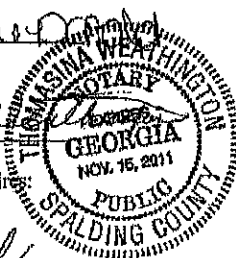
4.

Except as modified hereby, all the remaining terms of the Note and Deed to Secure Debt shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto placed their hands and seals the day and year above first written.

Bridgett D. [Signature]
Witness

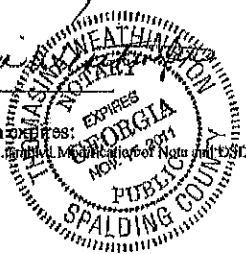
Thomasina Weatherington [Signature]
Notary Public
My commission expires: [Date]



[Signature]
Witness

Thomasina [Signature]
Notary Public

My commission expires: [Date]
[Footnote text]



GARVA INVESTMENTS, INC.

By: [Signature]
William Garcia, President
(CORP SEAL)

[Signature] (SEAL)
Brenda Kay Robertson as Executor of the Estate
of W.W. Edmondson

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CLAYTON CO., GA

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LINDA T. MILLER
CLERK SUPERIOR COURT

RETURNED
SHUPERT & ROSS
6259 R...
Riv...
07-56988
GGARVA INVESTMENTS, INC.

STATE OF GEORGIA
COUNTY OF CLAYTON

SECURITY DEED AND AGREEMENT

THIS INDENTURE is made this 19th day of March, 2008, by and between Garva Investments, Inc., party of the first part, hereinafter referred to as "Grantor"; and W. W. Edmondson, c/o J. Mark Brittain, Conservator, 280 Country Club Drive, Suite 200, Stockbridge, Georgia 30281, party of the second part, hereinafter referred to as "Grantee";

WITNESSETH

FOR AND IN CONSIDERATION of the financial accommodations to Grantor by Grantee resulting in the obligation which is hereinafter more particularly described, and in order to secure that obligation, Grantor hereby grants, bargains, conveys, transfers, assigns and sells unto Grantee the following described land:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 207 of the 13th District of Clayton County, Georgia and being more particularly described on Exhibit "A" attached hereto and made part hereof.

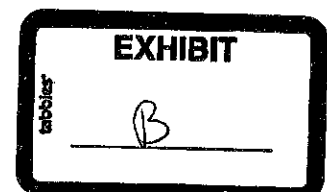
THIS IS A PURCHASE MONEY DEED TO SECURE DEBT

Anything herein to the contrary notwithstanding this instrument shall create a perpetual security interest as the same is defined in O.C.G.A. § 44-14-80.

TOGETHER WITH ANY AND ALL of the following:

- (i) all buildings, structures and other improvements now or hereafter located thereon or on any part or parcel thereof and all fixtures affixed or attached, actually or constructively, thereto;
- (ii) all and singular the tenements, hereditaments, easements and appurtenances belonging thereunto or in any wise appertaining thereto and the reversion and reversions, remainder or remainders thereof;

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- (iii) all rents, issues, income, revenues and profits accruing therefrom whether now or hereafter due;
- (iv) all accounts and contract rights now or hereafter arising in connection with any part or parcel thereof or any buildings, structures or improvements now or hereafter located thereon, including without limitation all accounts and contract rights in and to all leases or undertakings to lease now or hereafter affecting the land or any buildings, structures, or improvements thereon;
- (v) all minerals, flowers, crops, trees, timber, shrubbery and other embalmments now or hereafter located thereon or thereunder or on or under any part or parcel thereof;
- (vi) all estates, rights, title and interest therein, or in any part or parcel thereof;

TO HAVE AND HOLD the Premises to the only proper use, benefit and behoof of Grantee, forever, in fee simple.

GRANTOR WARRANTS that Grantor has good title to the Premises, that Grantor is lawfully seized and possessed of the Premises, that Grantor has the right to convey the Premises, that the Premises are unencumbered except as may be herein expressly provided and that Grantor shall forever warrant and defend the title to the Premises unto Grantee against the claims of all persons whomsoever.

THIS INSTRUMENT IS A DEED passing legal title pursuant to the laws of the State of Georgia governing deeds to secure debt and a security agreement granting a security interest pursuant to the Uniform Commercial Code of the State of Georgia, and it is not a mortgage. This deed and security agreement is made and intended to secure:

- (i) an obligation of Grantor to Grantee evidenced as follows:
One Promissory Note in the original principal amount of \$450,000.00, which Promissory Note is due and payable in full no later than February 19, 2011.
- (ii) any and all renewal or renewals, extension or extensions, advances, modification or modifications thereof, and substitution or substitutions therefor, either in whole or in part; and

The obligations which this deed and security agreement is given to secure are hereinafter sometimes referred to collectively as the "Indebtedness." This deed and security agreement is hereinafter sometimes referred to as this "Security Deed."

GRANTOR COVENANTS AND AGREES:

- (1) *Junior Encumbrances*: Grantor may create encumbrances on the Premises which are junior and inferior in terms of priority to this Security Deed.
- (2) *Payments by Grantor*: Grantor shall pay, when due and payable:
 - (i) the Indebtedness in accordance with the terms and conditions of the instruments evidencing the same;
 - (ii) all taxes, all assessments, general or special, and all other charges levied on or assessed or placed or made against the Premises, this Security Deed, the Indebtedness or any interest of Grantee in the Premises, this Security Deed or the Indebtedness;
 - (iii) premiums on policies of fire and casualty insurance covering the Premises, as required by this Security Deed;
 - (iv) premiums on all life insurance policies now or hereafter pledged as collateral for the Indebtedness or any part thereof;
 - (v) premiums for all liability, rental, mortgage and flood insurance policies

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- required by this Security Deed or now or hereafter required by Grantee in connection with the Premises or the Indebtedness or any part of either; and
- (vi) all ground rents, lease rentals and other payments respecting the Premises payable by Grantor. Grantor shall promptly deliver to Grantee, upon request by Grantee, receipts showing payment in full of all the foregoing items; provided, however, that Grantee shall not require a receipt showing payment in full of the Indebtedness. In the event any state, federal, municipal or other governmental law, order, rule or regulation becomes effective subsequent to the date hereof and in any manner changes or modifies the laws in force on the date hereof governing the taxation of the Indebtedness or the manner of collecting the taxes thereon so as to adversely affect Grantee by requiring that a payment or payments be made or other action be taken to protect Grantee's interest under this Security Deed or the Indebtedness, Grantor shall promptly pay any amounts required on or before the date the same are due or take any other action required on or before the date any such action must be taken.
- (3) *Grantee's Acts on Behalf of Grantor:* In the event Grantor shall either fail or refuse to pay or cause to be paid, as the same shall become due and payable, any item (including all items specified at Paragraph (2) immediately above) which Grantor is required to pay hereunder or which Grantor may pay to cure an event of default hereunder, or in the event Grantor shall either fail or refuse to do or perform any act which Grantor is obligated to do or perform hereunder or which Grantor may do or perform to cure an event of default hereunder, then Grantee, at Grantee's option, may make such payment or do or perform such act on behalf of Grantor. All such payments made by Grantee and all costs and expenses incurred by Grantee in doing or performing all such acts shall be and shall become part of the Indebtedness secured hereby and shall bear interest at the highest rate per annum then being charged with respect to any part of the indebtedness secured hereby from the date paid or incurred by Grantee, and such interest thereon shall also be part of the Indebtedness secured hereby.
- (4) *Further Assurances:* Grantor shall, at any time and from time to time upon request by Grantee, make, execute and deliver, or cause to be made, executed and delivered, any and all other and further instruments, documents, certificates, agreements, letters, representations and other writings which may be necessary or desirable, in the opinion of Grantee, in order to effectuate, complete, correct, perfect or continue and preserve the obligations of Grantor under the Indebtedness and the lien and security interest of Grantee hereunder. Grantor shall upon request by Grantee certify in writing to Grantee, or to any proposed assignee of this Security Deed, the amount of principal and interest then owing on the Indebtedness and whether or not any set-offs or defenses exist against all or any part of the Indebtedness.
- (5) *Rents and Leases:* Grantor hereby transfers, assigns and conveys unto Grantee all of Grantor's right, title and interest in and to all leases or undertakings to lease now or hereafter existing or made, and all other agreements for use or occupancy, with respect to the Premises or any part thereof, and grants to Grantee a security interest in all rents, issues, income, revenues, profits, accounts and contract rights due or to become due thereunder or otherwise deriving from the use and occupancy of the

BK09410P0272

09410
00281

Parcel 1

All that tract or parcel of land lying and being in Land Lot 206 and 207 of the 13th District of Clayton County, Georgia and being shown as "out area" containing 0.857 acres on a plat prepared for W. Earl Edmondson and Brenda K. Robertson dated July 30, 1996 by Alvin E. Vaughn and Associates, Inc. and being more particularly described according to said plat as follows:

Commence at the intersection of the western right-of-way of Tara Boulevard (250 ft. right-of-way) with the northerly right-of-way (40 ft. right-of-way) of Museum Circle; run thence along the northerly right-of-way of Museum Circle along an arc of a curve to the left of a chord having been subtended 90.88 feet, said arc having a radius of 318.72 feet and said chord having a bearing and distance of north 87 degrees 54 minutes 14 seconds west 91.20 feet to an iron pin; run thence along the northerly right-of-way of Museum Circle south 83 degrees 53 minutes 57 seconds west 235.80 feet to an iron pin; run thence north 12 degrees 26 minutes 08 seconds west 130.94 feet to an iron pin; run thence north 88 degrees 03 minutes 31 seconds east 304.50 feet to an iron pin located on the western right-of-way of Tara Boulevard; run thence south 22 degrees 53 minutes 08 seconds east along the western right-of-way of Tara Boulevard a distance of 126.40 feet to a point and the point of beginning.

IASASHolding\Tara.WD.legal.wpd

BK09410PG281

REDE Page 108 of 108

1294

TIGHT SEAL WATER PROOFING LLC
851 HUTCHINSON RD
WILLIAMSON, GA 30292

PAY TO THE ORDER OF Dr. J. B. [Signature] \$ 5000.00

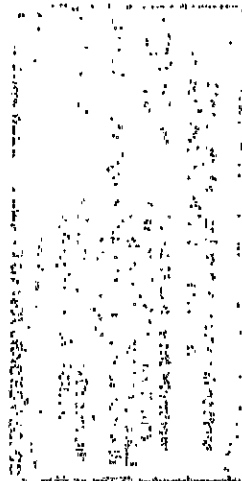
DATE 12/18/14 84-751-611

Five thousand & 00/100 DOLLARS

UnitedBank

FOR JH B [Signature]

⑆001294⑆ ⑆061107515⑆

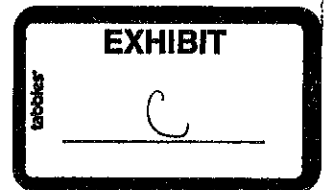


~~XXXXXXXXXX~~

ORIGINAL
Dr. J. B. [Signature]
Tight Seal Water Proofing LLC
Deposit

REQUEST 00005934995000000 5000.00
ROLL BCIA 20141218 0000022872
JOB BCIA H ACCT 0000000000000000
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101



1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being studied. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being studied.

RECEIVED HERE
 Special Agent
 William Robertson, Inc
 August 20th

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

VIRTUAL Internal Use Only Form-United Bank
400 GRIFFIN ST ZEBULON GA 30295 - 770-567-~~XXXXXX~~

DDA Deposit
CREDIT Drawer: 303 04/07/2014
Trans#: 171 15:57:57
Acct# ~~XXXXXX~~
DDA Deposit 21,177.42

Check: 0 Amount: \$21,177.42 Date: 4/7/2014
Run: 900, Batch: 300, Seq: 32

MADISON COMMUNITIES, INC.
78 WALL STREET
HAMPTON, GA 30228
DATE 4/7/14
1029
PAY TO THE ORDER OF *Tight Line W/ Hampton* \$21,177.42
Twenty One Thousand One Hundred Seventy Seven and 42/100 DOLLARS
Ameris Bank
MEMO *Loan*
+00012017540 0000 ~~XXXXXX~~ 1029

Check: 0 Amount: \$21,177.42 Date: 4/7/2014
Run: 900, Batch: 300, Seq: 33

~~XXXXXX~~
United Bank
~~XXXXXX~~

Check: 0 Amount: \$21,177.42 Date: 4/7/2014
Run: 900, Batch: 300, Seq: 32

~~XXXXXX~~
United Bank
~~XXXXXX~~
Debit Only

Check: 0 Amount: \$21,177.42 Date: 4/7/2014
Run: 900, Batch: 300, Seq: 33

United Bank - Page 2 of 2

REDE Page 19 of 108

STATE FARM FIRE AND CASUALTY COMPANY
11350 Johns Creek Parkway
Duluth, GA 30088-0001

WACHOVIA BANK, NA
CHARLOTTE, NC

527 819920

POLICY NUMBER 01-LQ-0195-8 DATE SEP 18 2013
PPC REFUND 259-00

PAY TO THE
ORDER OF

ROBERTSON, BRENDA
950 EAGLE LINDNG PKWY STE 148
STOCKBRIDGE GA 30281-7343

R F

\$ *****93.11
NINETY THREE DOLLARS AND 11 CENTS

David R. Smith
CHAIRMAN
David R. Smith
TREASURER

* 27508149201 * 00612047561 *

WELLS FARGO BANK NA ATL
447199

The Return Only Available to Vendors and Service Providers.
By endorsing this payment for your account, you agree not to
use or disclose any personal customer information received from
us unless necessary for the services we requested.

David R. Smith
David R. Smith
David R. Smith

REQUEST 00005934995000000 93.11
ROLL ECTA 20131009 00000447198
JOB ECTA E ACCT 16420799000
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

EXHIBIT

tabbles

D

REDE Page 16 of 108

State Farm STATE FARM FIRE AND CASUALTY COMPANY

CATASTROPHE SERVICES

DAY FIRE CCS PRO P10PCL140

WACHOVIA BANK, NA 64-975/612
CHARLOTTE, NC 43085

1 27 212130 J

07-03-2013

DATE MM DD YYYY

CLAIM NO 11-2J85-807
LOSS DATE 03-18-2013

INSURED ROBERTSON, BRENDA

***EXACTLY ONE THOUSAND FIVE HUNDRED TWENTY-FOUR AND 35/100 DOLLARS

\$*****1,524.36

Pay to the

Order of: BRENDA ROBERTSON & PHH MORTGAGE CORPORATION ITS SUCC ANDOR ASSIGNS
ATIMA

Loop # 7079648187

4801013

SECURED DOCUMENT WATERMARK APPEARS ON BACK, HOLD AT 45° ANGLE FOR VIEWING

Edward R. Smith
AUTHORIZED SIGNATURE
P. J. Smith
AUTHORIZED SIGNATURE

JUL 24 2013

⑈ 2717212130⑈ ⑈ 061209756⑈

MUST BE ENDORSED BY ALL PAYEES

Quelkison

This Notice Only Applies to Vendors and Service Providers.
By endorsing this payment for your services, you agree not to use or disclose any personal customer information received from us unless necessary for the services we requested.

PAY TO THE ORDER OF
[Signature]
PHH MORTGAGE

WELLS FARGO BANK, N.A.
20130805 000004470802
001000001-94

REQUEST 00005934995000000 1524.36
ROLL ECTA 20130805 000004470802
JOB ECTA E ACCT 16420799000
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

GREEN BROUPT APPEARS ON BACK OF BOXES

INSURED ROBERTSON, BRENDA

DATE 07-03-2013
MM DD YYYY

3,118,41

[Signature]
AUTHORIZED SIGNATURE

[Signature]
AUTHORIZED SIGNATURE

4801013

00 271721120200 406120975551 [REDACTED]

MUST BE ENDORSED BY ALL PAYEES

Dee Fisher

The Notice Data applies to Kendra and Stevena Pymonts.
By endorsing this document for your payee(s), you agree not to use or disclose any personal, confidential information received from us unless necessary for the services we requested.

WELLS FARGO BANK NA ATL
20190605 100710 TXI 30

PAID TO THE ORDER OF
1st National Bank
PAIN MORTGAGE

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

REDE Page 14 of 108



STATE FARM FIRE AND CASUALTY COMPANY

CATASTROPHE SERVICES

DAT FIRE CES PRO POB539PCL348

WACHOVIA BANK, NA 64-9757612
CHARLOTTE, NC 43035

1 27 219266 J

CLAIM NO 11-2J66-912
LOSS DATE 03-18-2013

INSURED ROBERTSON, BRENDA K

DATE 07-08-2013
MM DD YYYY

**EXACTLY TWO THOUSAND THREE HUNDRED FORTY-EIGHT AND 78/100 DOLLARS

\$*****2,348.78

Pay to the

Order of: BRENDA K. ROBERTSON & PHH MORTGAGE CORPORATION ITS SUCC ANDOR ASSIGNS
ATIMA

Lot # 7A79668112

4801013

SECURED DOCUMENT WATERMARK APPEARS ON BACK, HOLD AT 45° ANGLE FOR VIEWING

[Signature]
AUTHORIZED SIGNATURE
[Signature]
AUTHORIZED SIGNATURE

2717219266# 1061209756#

JUL 24 2013

WELLS FARGO BANK NA ATL
20130805 16010 PRT 22

[Signature]
PAY TO THE ORDER OF
PHH MORTGAGE

MUST BE ENDORSED BY ALL PAYEES
[Signature]
This Notice Only Applies to Vendors and Service Providers.
It is not to be used for payment of the above amount as it is subject to the terms and conditions of the contract. Payment should not be made until all terms and conditions are met.

REQUEST 0000593499500000 2348.78
ROLL ECIA 20130805 000004470802
JOB ECIA E ACCT 164207990000
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

№ 27598006831 № 14061209756120

MUST BE ENDORSED BY ALL PAYEES

This Notice Only Applies to Managers and Service Providers

By modaming this payment for your services, you agree not to use or disclose any personal customer information received from us unless necessary for the services we requested.

Part 10 of the ORDER OF

SECRET

Subpoena Processing Philadelphia
Y1372-032
Philadelphia, PA 19101

REDE Page 9 of 108

DULUTH, GEORGIA

Wachovia Bank, National Association

04-0720618

527 992 149 Q

CLAIM NUMBER 11-2475-859 DATE OF LOSS 3/18/13 NAME OF INSURED Robertson, Brenda ISSUED DATE 4/7/13

PAY TO THE ORDER OF Brenda Robertson and PNH Mortgage Corporation

sixty nine hundred fifteen dollars and 28/100 DOLLARS \$6,915.28/100

NOT TO EXCEED \$99,000

☐ STATE FARM GENERAL INSURANCE COMPANY

☐ STATE FARM COUNTY MUTUAL INSURANCE COMPANY OF TEXAS

☒ STATE FARM FIRE AND CASUALTY COMPANY

☐ STATE FARM LLOYDS

☐ STATE FARM FLORIDA INSURANCE COMPANY

PNH Mts Loan # 7079448237

APR 17 2014

AUTHORIZED SIGNATURE

COMPANY LOGOS APPEAR ON BACK, HOLD AT 45° ANGLE FOR VIEWING

11 225444 211490 106 12097560

MUST BE ENDORSED BY ALL PAYEES

This Notice Only Addressed to Customers and Service Providers
By endorsing this payment for your services, you agree not to use or disclose any personal customer information received from us unless necessary for the services we requested.

Robertson
Robert O. B.
20140415314
PNH MORTGAGE
PAY TO THE ORDER OF
The Poulouas

REQUEST 00005934995000000 6915.28
ROLL ECTA 20130423 00000228314
JOB ECTA B ACCT 106
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

REDE Page 7 of 108

DULUTH, GEORGIA

Washburn Bank, National Association

94-0707012

527 996 904 Q

CLAIM NUMBER 11-2385-918 DATE OF LOSS 3/18/13 NAME OF INSURED Robertson, Brenda ISSUED DATE 4/15/13

ORDER OF Brenda Robertson

Five-thousand-one-hundred-ninety-two and 80/100 DOLLARS \$5,192.80

NOT TO EXCEED \$50,000

☐ STATE FARM GENERAL INSURANCE COMPANY
☐ STATE FARM COUNTY MUTUAL INSURANCE COMPANY OF TEXAS
☐ STATE FARM FIRE AND CASUALTY COMPANY
☐ STATE FARM LLOYDS
☐ STATE FARM FLORIDA INSURANCE COMPANY

NRK
AUTHORIZED SIGNATURE

COMPANY LOGOS APPEAR ON BACK. HOLD AT 45° ANGLE FOR VIEWING

⑈ 2759995904⑈ ⑈ 061209756⑈

MUST BE ENDORSED BY ALL PAYEES

This notice only applies to vendors and Service Providers.
By endorsing this payment for your services, you agree not to use or disclose any personal customer information received from us unless necessary for the services we requested.

Chris Smith

REQUEST 00005934995000000 5192.80
ROLL ECIA 20130417 00000228243
JOB ECIA E ACCT 1832100000000000
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

REDB Page 5 of 108

DULUTH, GEORGIA

Wachovia Bank, National Association

04-075/012

527 997 902 Q


CLAIM NUMBER 11-2J55-907 DAYS OF LOSS 3-18-13 NAME OF INSURED Robertson ISSUED DATE 4-05-13

CHECK OF

Four thousand and seven ⁹⁰/₁₀₀ DOLLARS \$ 4,007. ⁹⁰/₁₀₀

NOT TO EXCEED \$50,000

☐ STATE FARM GENERAL INSURANCE COMPANY
☐ STATE FARM COUNTY MUTUAL INSURANCE COMPANY OF TEXAS
☒ STATE FARM FIRE AND CASUALTY COMPANY
☐ STATE FARM LLOYDS
☐ STATE FARM FLORIDA INSURANCE COMPANY

Authorized Signature *M. E. J.* 

COMPANY LOGOS APPEAR ON BACK. HOLD AT AN ANGLE FOR VIEWING

2759997902 1061209756

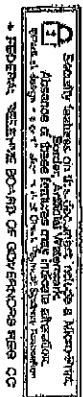
MUST BE ENDORSED BY ALL PAYEES

This Notice Only Applies to Veterans and Service Providers:
By endorsing this payment for your services, you agree not to use or disclose any personal customer information received from us unless necessary for the services we requested.

REQUEST 0000593499500000 4007.90
ROLL ECTA 20130410 0000000000000000
JOB ECTA E ACCT 4000000000000000
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

ACCOUNT: JAMES
CAROL J EDMONDSON
1232 HIDDEN LAKES DR
PORT ORANGE, FL 32128-7828
PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER
Please Direct Any Questions To
(888) 788-0055
ONLINE BANKING - BILL PAYMENT
BANK OF AMERICA, N.A.
JULY 02, 2014
0000005110
FIVE HUNDRED AND 00/100 DOLLARS
\$ *****500.00
VOID AFTER 180 DAYS
Signature On File
This check has been authorized
by your depositor
TO THE ORDER OF
BRENDA ROBERTSON
78 WALL ST
HAMPTON, GA 30228-2038
10051161 4063000047 189

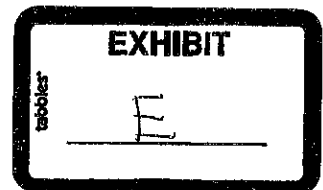


2262964027

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE
Brenda Robertson
apart 10/14

REQUEST 0000593499500000 500.00
ROLL ECIA 20140715 00000211
JOB ECIA E ACCT 0000000000
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101



RHDE Page 49 of 108

| | | | | |
|---|--|---|--|--|
| Account: JAMES | | PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER | | \$1,000.00 |
| CAROL J EDMONDSON WE EDMONDSON 1222 HIDDEN LAKES DR PORT ORANGE, FL 32129-7828 | | Please Direct Any Questions To (866) 789-0886 ONLINE BANKING - BILL PAYMENT | | 4/030 0000005073 |
| | | BANK OF AMERICA, N.A. | | March 13, 2014 |
| PayONE THOUSAND AND 00/100 | | | | DOLLARS |
| | | | | \$ *****1,000.00 |
| TO THE ORDER OF | | 02038 1 ASDA08 APO 303 >02626 2837801 003 080005 00001/00001 BRENDA ROBERTSON 78 WALL ST HAMPTON, GA 30228-2038 | | VOID After 180 DAYS. Signature On File This check has been authorized by your depositor |

#005073#

005300004 P: 189

Stamp: State of Georgia, Department of Transportation, Federal Reserve Board of Governors, etc.

ENDORSE HERE
Signature of Brenda Robertson
BRENDA ROBERTSON
DO NOT WRITE, STAMP OR SIGNATURE THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

REQUEST 00005934995000000 1000.00
ROLL BCIA 20140408 000002283118243+
JOB BCIA E ACCT 0000000000000000
REQUESTOR A909293
11080958 01/23/2015 Resentrol 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

REDE Page 43 of 108

ACCOUNT: JAMES

PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER

\$500.00

CAROL J EDMONDSON
W E EDMONDSON
4202 HIDDEN LAKES DR
PORT ORANGE, FL 32129-7628

Please Direct Any Questions To
888.739.0160
ONLINE BANKING - BILL PAYMENT

4/830

0000005068

MARCH 04, 2014

BANK OF AMERICA, N.A.

Pay FIVE HUNDRED AND 00/100 DOLLARS

140341700406 ADO 308
24034 2806466 001 080005 00001/00001
BRENDA ROBERTSON
75 WALL ST
HAMPTON, GA 30228-2028

TO THE ORDER OF

VOID AFTER 180 DAYS.
Signature On File
This check has been authorized
by your depositor.

\$ *****500.00

⑈005068⑈ ⑈063000047⑈ ⑈500⑈ 189

RESERVE BOARD

DO NOT WRITE IN THESE SPACES

RESERVED FOR FINANCIAL INSTITUTION USE

TOP SECRET ONE

DO NOT WRITE IN THESE SPACES

RESERVED FOR FINANCIAL INSTITUTION USE

REQUEST 00005934995000000 500.00
ROLL BCIA 20140310 000002287
JOB BCIA B ACCT 000000000000
REQUESTOR A909293
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

James Schuch

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

GILBERT VENTURES, LLC
950 EAGLES LANDING PKWY
SUITE 168
STOCKBRIDGE, GA 30281-7343

1049
04-22/610 0191
19314

3/21/14 Date

PAY to the
Order of James L. Linder \$ 300.00
Three hundred & no/100 Dollars

WELLS FARGO Wells Fargo Bank, N.A.
Georgia
wellsfargo.com

FOR Depositor

⑆06⑆000227⑆ ⑆000000000000⑆01049

20140321

James L. Linder

REQUEST 00005934994000000 300.00
ROLL ECIA ⑆000000000000⑆01
JOB ECIA E ACCT ⑆000000000000⑆015314
REQUESTOR A909293
11080958 01/23/2015 Research 11081975

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

GILBERT VENTURES, LLC
950 EAGLES LANDING PKWY
SUITE 168
STOCKBRIDGE, GA 30281-7343

1054
64-22/810 8101
64-22/810 8101

15/BR
4/17/14 Date

PAY To the Order of James Thompson \$ 900.
Alan Thompson + no / 100 Dollars

WELLS FARGO Wells Fargo Bank, N.A.
Georgia
wellsfargo.com

FOR Ray Court James Thompson

⑆061000227⑆ ⑆64228108101⑆ 01054

⑆64228108101⑆
\$900.00
04/17/14 12:43PM
⑆64228108101⑆ 647

James Thompson

REQUEST 00005934994000000 900.00
ROLL ECIA 20140417 000002186921500
JOB ECIA E ACCT 2970009016945314
REQUESTOR A909293
11080958 01/23/2015 Research 11081975

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

James Thompson

Subpoena Processing Philadelphia
Y1372-032
Philadelphia PA 19101

Return document to:
Rebecca Polston Dally, P.C.
P.O. Box 745
Social Circle, GA 30025
(770) 464-3330

Doc ID: C09034160002 Type: WD
Recorded: 02/08/2014 at 08:10:48 PM
Fee Amt: \$110.00 Page 1 of 2
Transfer Tax: \$100.00
Rockdale County Superior Court
Ruth A. Wilson Clerk
BK 5498 PG 147-148

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 30th day of January, in the year of our Lord Two Thousand Fourteen between ANGELIA GRISWELL, as party of the first part, hereinafter called Grantor, and JOHNNIE EARL ROBERTSON, JR. and BRENDA ROBERTSON, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantees:

All that tract or parcel of land lying and being Land Lot 280 of the 16th District of Rockdale County, Georgia, being shown as Tract One, containing 8.03 acres, more or less, on revised final plat for CHARLES E. POPE and DORIS E. POPE, dated March 10, 2010, prepared by Patrick & Associates, Inc. Engineering & Surveying, certified by Louie D. Patrick, Georgia R.L.S. No. 1757, recorded in Plat Book 36, page 175, Rockdale County Records. Said plat is by reference incorporated herein and made a part hereof for the purpose of providing a more complete and accurate description of the property conveyed.

Subject property is known as 1205 Humphries Road, Conyers, Georgia 30012 according to the current system of numbering property in Rockdale County, Georgia.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of JOHNNIE EARL ROBERTSON, JR. and BRENDA ROBERTSON, the said Grantees, their successors and/or assigns forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Sworn to and subscribed before me on
this 30th day of January, 2014.

Angelia Griswell (SEAL)
ANGELIA GRISWELL
Rebecca Polston Dally
Notary Public
Notary Public
Rebecca P. Dally
Notary Public
October 15, 2013
Georgia



Deed Book 47564 Pg 350
Filed and Recorded Feb-04-2009 07:19am
2009-0025083
Real Estate Transfer Tax \$128.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

THE WINDHAM LAW FIRM
239 Village Center Parkway, #170
Stockbridge, GA 30281
678-565-8686

WARRANTY DEED

FILE NO:EL080557

STATE OF GEORGIA
COUNTY OF HENRY

This Indenture, made this 23rd day of January, in the year 2009, between STITH H. SHORT, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BRENDA J. SHORT, as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, 14TH DISTRICT, OF FULTON COUNTY, GEORGIA, AND BEING LOT 4, BLOCK 1-1, JEFFERSON PARK, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 6, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY KNOWN AS 1228 EAST FORREST AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA..

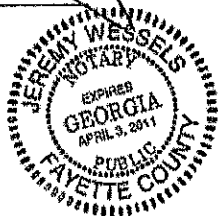
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, improvements and appurtenances to the said described premises in anywise appertaining or belonging, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed (his deed, the day and year above written.

Signed, sealed, and delivered in the presence of:

Witness
Notary Public



STITH H. SHORT (Seal)

(Seal)

(Seal)

(Seal)

08626
00650

FILED
CLAYTON CO., GA

Clayton County, Georgia
Real Estate Transfer Tax

2006 MAY -8 AM 10:53

Paid 820.00

Date 5-8-06

Linda T. Miller
Clerk, Superior Court

LINDA T. MILLER
CLERK SUPERIOR COURT

24652

RETURN TO:
SMITH, WELCH & BRITTAIN
280 Country Club Drive
Suite 200
Stockbridge, Georgia 30281
#06-5600

WARRANTY DEED

STATE OF GEORGIA,

CLAYTON COUNTY.

IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATION to it paid,
Grantor, CYPRESS, LLC, a Georgia limited liability company, of the County of
Henry, State of Georgia, does hereby sell and conveys unto B. KAY BUILDERS CORP.,
a Georgia corporation, of the County of Clayton, State of Georgia, its heirs and
assigns, a tract or parcel of land, which is described as follows:

All that tract or parcel of land lying and being in Land Lots 79 and 80 of
the 12th District of Clayton County, Georgia, and being Lots 6, 7, 8, 9, 10, 16,
17, 18, 19, 20, 68, 69, 70, 77, 78, 79, 80, 81, 89 and 90 of Arbor Place
Subdivision, as shown on a plat of survey made of Arbor Place, prepared by
Kenneth L. Nutt, Ga. R.L.S. #2104, dated March 6, 2006, and filed for record at
Plat Book 38, Pages 49, 50, 51, 52, 53, 54 and 55, Clayton County, Georgia
records. The description of the property as contained on said plat of survey is
incorporated herein by reference made a part hereof.

THE ABOVE-DESCRIBED PROPERTY IS BEING CONVEYED SUBJECT TO RESTRICTIVE
COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD said land and appurtenances unto said B. KAY BUILDERS
CORP., a Georgia corporation, its heirs, executors, administrators, and assigns,
in fee simple.

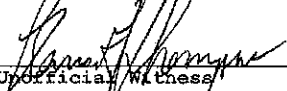
BK08626PG650

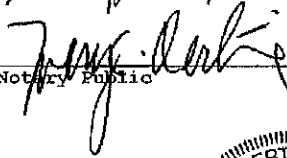
08626
00651

Grantor warrants the title to said land against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by and through its duly authorized officer, has hereunto set its hand and affixed its seal this the 24th day of April, 2006.

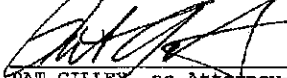
Signed, sealed and delivered
in the presence of:

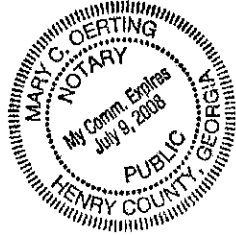

Unofficial Witness


Notary Public

CYPRESS, LLC
A Georgia Limited Liability Company

BY:


(SEAL)
PAT GILLEY, as Attorney-in-Fact Under
Power of Attorney



BK08626PG651

BOOK PAGE
011353 0245

DOCH 014416
FILED IN OFFICE
06/08/2009 12:47 PM
BK:11353 PG:245-247
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT
HENRY COUNTY

✓ *EW* *EW* (2)
After Recording, Return This Document to:
James T. Johnston, Jr., LLC
900 Circle 75 Parkway
Ste. 1125
Atlanta, Georgia 30339-3084

Barbara A. Harrison

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PT-61 075-2009-004741

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June, 2009, by and between
BRENDA K. ROBERTSON, a Georgia resident (hereinafter referred to as "Grantor") and
WOODMOND VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as
"Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other
valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does
hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or
parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a
part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights,
members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the
only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever,
IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month
and year first above written.

-Signatures to appear on following page-

011353 0246

Signed, sealed and delivered
in the presence of:

James T. Johnston
Witness

Karon Massey Jones
Notary Public

GRANTOR:

BRENDA K. ROBERTSON

Brenda K. Robertson
Brenda K. Robertson

(NOTARY SEAL)



011353 0247

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 28 and 29 of the 11th District, Henry County, Georgia, being Lot 43, of Bay Court, as per plat recorded in Plat Book 25, Page 187, Henry County Records, which plat is incorporated herein by this reference and made a part of this description.

Habersham County, Georgia
Real Estate Transfer Tax

PAID -0-

DATE 6-8-09
David C. Wall
Clerk of Superior Court

088-2008-00 2017

2009 JUN -8 AM 11:11

889 405-407

Book Page Recorded
David C. Wall

After Recording, Return This Document to:
James T. Johnston, Jr., LLC
900 Circle 75 Parkway
Ste. 1125
Atlanta, Georgia 30339-3084

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June, 2009, by and between
BRENDA ROBERTSON, a Georgia resident (hereinafter referred to as "Grantor") and
MYKASSI VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as
"Grantee").

WITNESSETH:


That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other
valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does
hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or
parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a
part hereof (hereinafter referred to as the "Property").

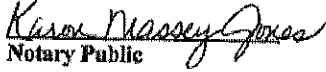
TO HAVE AND TO HOLD said Property, together with all and singular the rights,
members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the
only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever,
IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month
and year first above written.

-Signatures to appear on following page-

Signed, sealed and delivered
in the presence of:


Witness


Notary Public

GRANTOR:

BRENDA ROBERTSON

 (L. S.)
Brenda Robertson

(NOTARY SEAL)

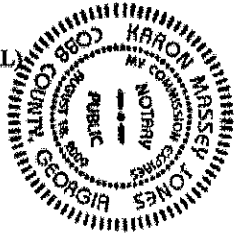


EXHIBIT A

LEGAL DESCRIPTION

Tract 1 ALL THAT TRACT or parcel of land lying and being in Land Lot 52 of the 11th District of Habersham County, Georgia, containing 2.12 acres, more or less, designated as Lot 15 of Soque Wilderness Sub-division according to plat of survey prepared by Hubert Lovell, Registered surveyor dated August 2, 1979 and revised August 2, 1984, said plat being recorded in Plat Book 20, page 193, to which said plat and the record thereof reference is made for a more complete description.

Tract 2 ALL THAT TRACT or parcel of land lying and being in Land Lot 52 of the 11th Land District of Habersham County, Georgia, and being designated as Lot 16, containing 1.39 acres, more or less, of Soque Wilderness Sub-division, Phase One, as shown by plat of survey prepared by Hubert Lovell, RLS, dated August 2, 1979, recorded in the office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 20, Page 193, and being more particularly described as follows:

BEGINNING at a point in the center of the Soque River, the same being a corner common to Lots 16 and 17 of said subdivision; thence along and with the center of said river North 86° 55' East 80.8 feet and South 82° 38' East 230.6 feet to a point; thence North 03° 02' West 456.1 feet to a point in the center of a cul-de-sac; thence leaving the cul-de-sac along the center of a private roadway North 12° 25' East 106.3 feet to a point; thence South 41° 21' West 96.3 feet to an iron pin; thence South 24° 00' West 501.2 feet to the POINT OF BEGINNING.

NOTE: The above described property is conveyed subject to Protective Covenants imposed by an instrument dated April 24, 1984, recorded in the office of the Clerk of Superior Court of Habersham County, Georgia, in Deed Book 196, Page 330.

BOOK 3247 PAGE 215

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.

2008 MAY 2 AM 10 06

BY MBec
MARCIA L. NORRIS, CLERK

SWB FILE NO. 08-0210
POLICY TYPE: Owner's

Return to: Smith, Welch & Brittain
P. O. Box 10, 2200 Keys Ferry Court
McDonough, Georgia 30253
(770)957-3937

Real Estate Transfer Tax
Paid \$ 600.00
Date 5-2-08
PT - 61 126-2008-1114
Marcia L. Norris
Clerk of Superior Court, Spalding Co., Ga.

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND OTHER
CONSIDERATIONS----- to me paid, I, **BRENDA ROBERTSON-SHORT** of the County of
Henry do hereby sell and convey unto **ZACK B. HINTON, JR. and DEBBIE HINTON, AS**
JOINT TENANTS WITH FULL SURVIVORSHIP AND NOT MERELY AS TENANTS IN
COMMON of the County of Henry, their heirs and assigns, a tract or parcel of land, which is
described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN
AND MADE A PART HEREOF.

BOOK 3247 PAGE 216

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD said land and appurtenances unto said **ZACK B. HINTON, JR.** and **DEBBIE HINTON**, AS JOINT TENANTS WITH FULL SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON, their heirs, executors, administrators, and assigns, in fee simple.

I warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and affixed my seal this the 28th day of April, 2008.

 (seal)
BRENDA ROBERTSON-SHORT

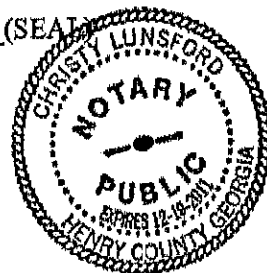
Signed, sealed and delivered
in the presence of

unofficial witness

Notary Public

My Commission expires:

12-19-2011



BOOK 3247 PAGE 217

EXHIBIT "A"

Legal Description

82.709 acres, Sam Solomon Road

All that tract or parcel of land lying or being in Land Lot 117 of the 2nd District, of originally Henry now Spalding County, and Land Lot 118 of the 2nd District, Henry County, Georgia, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 117, 118, 139, and 140, and from said point proceeding thence south 89 degrees 51 minutes 35 seconds east along the north line of Land Lot 118 753.28 feet to a one-inch open-top pin found; thence south 89 degrees 56 minutes 28 seconds east along said Land Lot line 179.59 feet to a one-inch open-top pin found; thence south 00 degrees 01 minutes 09 seconds east 1026.47 feet to a point; thence south 63 degrees 38 minutes 16 seconds west 585.92 feet to a point; thence south 9 degrees 2 minutes 52 seconds east 475.18 feet to a point; thence north 80 degrees 27 minutes 07 seconds west 284.43 feet to a point; thence north 07 degrees 42 minutes 06 seconds west 322.49 feet to a point; thence north 25 degrees 59 minutes 18 seconds east 134.16 feet to a point; thence south 81 degrees 49 minutes 43 seconds west 151.33 feet to a point; thence south 26 degrees 28 minutes 26 seconds west 228.99 feet to a point; thence south 26 degrees 28 minutes 26 seconds west 298.74 feet to a point; thence south 60 degrees 41 minutes 01 seconds west 333.55 feet to a point; thence north 53 degrees 00 minutes 29 seconds west 164.01 feet to a point; thence south 87 degrees 23 minutes 15 seconds west 260.19 feet to a point; thence north 49 degrees 10 minutes 32 seconds west 264.09 feet to a point; thence north 36 degrees 58 minutes 34 seconds west 264.02 feet to a point; thence north 13 degrees 30 minutes 42 seconds west 279.60 feet to a point; thence north 01 degrees 19 minutes 40 seconds east 233.82 feet to a point; thence north 56 degrees 08 minutes 14 seconds east 175.18 feet to a point; thence north 00 degrees 34 minutes 22 seconds west 72.77 feet to a point; thence north 48 degrees 17 minutes 13 seconds west 64.63 feet to a point; thence north 82 degrees 54 minutes 05 seconds west 57.31 feet to a point; thence north 58 degrees 22 minutes 09 seconds west 232.83 feet to a point; thence north 20 degrees 51 minutes 01 seconds east 384.74 feet to a point; thence north 72 degrees 07 minutes 44 seconds west 88.61 feet to a point; thence south 66 degrees 35 minutes 30 seconds west 99.59 feet to a point; thence south 44 degrees 59 minutes 02 seconds west 126.13 feet to a point; thence north 20 degrees 47 minutes 14 seconds west 96.52 feet to a point; thence north 12 degrees 51 minutes 59 seconds west 128.25 feet to a point; thence north 02 degrees 43 minutes 33 seconds east 135.53 feet to a point; thence north 89 degrees 35 minutes 25 seconds east 742.94 feet to an one-inch open-top pin found; thence north 89 degrees 37 minutes 18 seconds east 884.76 feet to the point of beginning.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 118 of the 2nd District of HENRY County, Georgia, being 5.29 acres, as shown on plat for Henry County Water Authority, prepared by Joe Rowan, Jr., Registered Land Surveyor No. 2404, dated 02/17/93, recorded in Plat Book 21, Page 163, HENRY County Records. The description of said property as contained on said plat is hereby incorporated herein and by reference made a part hereof.

09657
00186

After Recording, Return This Document to:
James T. Johnston, Jr., LLC
900 Circle 75 Parkway
Ste. 1125
Atlanta, Georgia 30339-3084

FILED 19776
CLAYTON CO., GA

2009 JUN -8 AM 11:53

LINDA T. MILLER
CLERK SUPERIOR COURT

Clayton County, Georgia
Real Estate Transfer Tax

Paid 8

Date 6/8/09

Linda T. Miller
Clerk, Superior Court

QUITCLAIM DEED

THIS INDENTURE, made this 8th day of June, 2009, by and between
BRENDA K. ROBERTSON, a Georgia resident (hereinafter referred to as "Grantor") and
WOODMOND VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as
"Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other
valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does
hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or
parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a
part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights,
members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the
only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever,
IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month
and year first above written.

-Signatures to appear on following page-

BK09657PG186

09657
00187

Signed, sealed and delivered
in the presence of:

James John H. R.
Witness

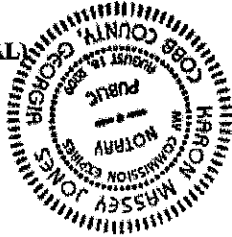
Karon Massey Jones
Notary Public

GRANTOR:

BRENDA K. ROBERTSON

Brenda K. Robertson
Brenda K. Robertson

(NOTARY SEAL)



09657
00188

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23 OF THE 12TH DISTRICT OF CLAYTON COUNTY, GEORGIA, BEING SHOWN ON PLAT OF SURVEY FOR ROLLIE G. CLEMONS PREPARED BY LEE ENGINEERING CO., DATED SEPTEMBER 23, 1968 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT AT THE SOUTHEAST CORNER OF LAND LOT 23 OF THE 12TH DISTRICT OF CLAYTON COUNTY, GEORGIA, AND RUNNING THENCE SOUTH 89 DEGREES 30'00" WEST A DISTANCE OF 238.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE RUNNING SOUTH 89 DEGREES 30'00" WEST A DISTANCE OF 160.00 FEET TO A MADE CORNER; RUNNING THENCE NORTH 12 DEGREES 21'00" WEST A DISTANCE OF 254.00 FEET TO A MADE CORNER ON THE SOUTH RIGHT OF WAY LINE OF WAL STEPHENS ROAD A DISTANCE OF 16.00 FEET TO A MADE CORNER, RUNNING THENCE SOUTH 12 DEGREES 21'00" EAST A DISTANCE OF 295.00 FEET TO A MADE CORNER AT THE TRUE POINT OF BEGINNING.

BK 09657 PG 188

09657
00180

FILED 19776
CLAYTON CO., GA

2009 JUN -8 AM 11:53

LINDA T. MILLER
CLERK SUPERIOR COURT

After Recording, Return This Document to:
James T. Johnston, Jr., LLC
900 Circle 75 Parkway
Ste. 1125
Atlanta, Georgia 30339-3084

Clayton County, Georgia
Real Estate Transfer Tax

Paid 0

Date 6/8/09

Linda T. Miller
Clerk, Superior Court

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June, 2009, by and between
BRENDA ROBERTSON, a Georgia resident (hereinafter referred to as "Grantor") and
GILBERT VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as
"Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other
valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does
hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or
parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a
part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights,
members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the
only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever,
IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month
and year first above written.

-Signatures to appear on following page-

BK 09657 PG 180

09657
00181

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Karon Massey Jones
Notary Public

GRANTOR:

BRENDA ROBERTSON

[Signature] (H.S.)
Brenda Robertson

(NOTARY SEAL)



BK09657PG181

09657
00182

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 215 of the 12th District, Clayton County, Georgia, as shown and delineated as Lots 1-7 on a plat of survey prepared for "Preliminary Subdivision Plan Unit Two Boulder Estates" by David Charles Jones, Registered Land Surveyor, dated 9/14/2001, and being more particularly described as follows:

Lots 1, 2, 3 & 4:

Begin at an iron pin located at the intersection of the easterly right-of-way line of Bouldercrest Road (80' x/w) with the southwesterly right-of-way line of Anvil Block Road (80' x/w); thence South 49 degrees 37 minutes 48 seconds East, 110.00 feet to a point; thence South 49 degrees 30 minutes 16 seconds East, 108.00 feet to a point; thence South 48 degrees 25 minutes 14 seconds East, 119.64 feet to a point located on the easterly land lot line of Land Lot 215; thence southerly along said land lot line South 00 degrees 02 minutes 50 seconds West, 296.69 feet to a point; thence North 57 degrees 50 minutes 28 seconds East, 342.32 feet to a point; thence South 87 degrees 13 minutes 48 seconds West, 43.17 feet to a point located on the easterly right-of-way line of Bouldercrest Road; thence northerly along said easterly right-of-way line of Bouldercrest Road, North 13 degrees 06 minutes 49 seconds East, 100.00 feet to a point; thence North 13 degrees 06 minutes 50 seconds East, 43.96 feet to a point; thence North 13 degrees 03 minutes 32 seconds East, 69.78 feet to a point; thence North 13 degrees 37 minutes 15 seconds East, 131.00 feet to the Point of Beginning.

Lots 5, 6 & 7:

Begin at an iron pin located at the intersection of the easterly right-of-way line of Bouldercrest Road with the northeasterly right-of-way line of Anvil Block Road; thence northerly along said easterly right-of-way line of Bouldercrest Road and following the curvature thereof, 147.76 feet to a point; thence North 80 degrees 02 minutes 53 seconds East, 236.96 feet to a point located on the eastern land lot line of Land Lot 215; thence South 00 degrees 45 minutes 55 seconds West, 387.48 feet to a point located on the northeasterly right-of-way line of Anvil Block Road; thence North 48 degrees 51 minutes 02 seconds West, 44.14 feet to a point; thence North 49 degrees 30 minutes 36 seconds West, 108.92 feet to a point; thence North 50 degrees 42 minutes 37 seconds West, 102.12 feet to a point; thence North 50 degrees 50 minutes 34 seconds West, 57.07 feet to the Point of Beginning.

BK09657PG182

BOOK PAGE
011353 0248

DOCH 014417
FILED IN OFFICE
06/08/2009 12:47 PM
BK:11353 PG:248-250
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT
HENRY COUNTY

Barbara A. Harrison

REAL ESTATE TRANSFER TAX
PAID: \$0.00

After Recording, Return This Document to:
James T. Johnston, Jr., LLC
900 Circle 75 Parkway
Ste. 1125
Atlanta, Georgia 30339-3084

PT-61 075-2009-004740

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June 2009, by and between
BRENDA K. ROBERTSON-SHORT, a Georgia resident (hereinafter referred to as "Grantor")
and **BICE VENTURES, LLC**, a Georgia limited liability company (hereinafter referred to as
"Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other
valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does
hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or
parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a
part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights,
members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the
only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever,
IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month
and year first above written.

+2

-Signatures to appear on following page-

BOOK PAGE
011353 0249

Signed, sealed and delivered
in the presence of:

James L. Jones
Witness

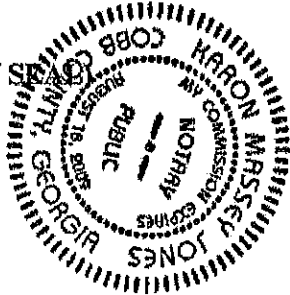
Karon Massey Jones
Notary Public

GRANTOR:

BRENDA K. ROBERTSON-SHORT

Brenda K. Robertson-Short
Brenda K. Robertson -Short

(NOTARY SEAL)



BOOK PAGE
011353 0250

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 25 of the 6th Land District of Henry County, Georgia, and more particularly described as follows:

BEGINNING at a point on the South right-of-way of Jodeco Road, formerly known as Jonesboro-Flippen Road, having a 80' right of way, said point being located 263.34' East of the intersection of the East right-of-way of Floyd Road, formerly known as County Line Road, having a 60' right-of-way, and the South right-of-way line of Jodeco Road, that being the POINT OF BEGINNING; and from said POINT OF BEGINNING proceeding thence South 87°01'27" East 210.89' to an 1-1/4" open top iron pin found; thence South 02°18'00" West 168.44' to an 1/2" open top iron pin found; thence North 88°34'00" West 210.89' to an 1/2" rebar iron pin set; thence North 02°17'44" East 174.12' North to an 1-1/4" open top iron pin found, that being the POINT OF BEGINNING. Said legal description being in accordance with the Boundary Survey prepared by MooreBass Consulting for E-Kay Builders dated September 16, 2002.

BOOK PAGE

2009-002927 011279 0051
PT-01 075-003

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 8th day of April, 2009, by first party, Grantor, ASG Properties, Inc, whose post office address is 3359 Jodeco Road, Jonesboro GA 30236, to second party, Grantee, Brenda Robertson, whose post office address is 3359 Jodeco Road, Jonesboro GA 30236.

WITNESSETH, That the said first party, for good consideration and for the sum of Five Hundred Fifty five thousand one hundred fifty one Dollars and 1 cent (\$555,151.01) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Henry, State of Georgia to wit:

All that tract of land being lot 3. 3448 South Bay Dr. Jonesboro, GA 30236 in LL 8 of the 6th District of Henry Co. GA

Also described in Exhibit "A" attached hereto.

DOCH 009191
FILED IN OFFICE
04/14/2009 08:54 AM
BK:11279 PG:51-53
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT
HENRY COUNTY

Barbara A. Harrison
REAL ESTATE TRANSFER TAX
PAID: \$555.20

RETURN TO:

BRENDA ROBERTSON
3359 JODECO ROAD, SUITE F
JONESBORO, GA 30236.

BOOK PAGE

011279 0052

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness:

Print Name of Witness:

Signature of Witness:

Print Name of Witness:

Signature of First Party:

Print Name of First Party:

Signature of Second Party:

Print Name of Second Party:

Signature of Preparer:

Print name of Preparer:

Address of Preparer:

State of:

County of:

On 4/8/09 before me, Jerry F. Pitts Jr. appeared Brenda Robertson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

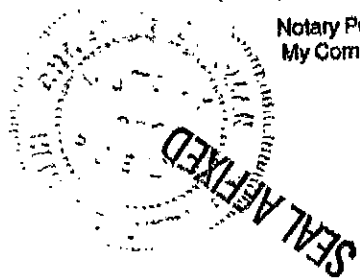
Signature of Notary:

Affiant ☒ Known ☐ Produced ID

Type of ID

(Seal)

Notary Public, Henry County, Georgia
My Commission Expires Oct. 8, 2010



BOOK PAGE
011279 0053
011117 0336

Exhibit "A"

File Number: RO192-08-0531-R

All that tract or parcel of land lying and being in Land Lot 8 of the 6th District, of Henry County, Georgia, being Lot 3, Block A, of LAKE SPIVEY ESTATES, Section II, as per Plat thereof recorded in Plat Book 2, page 215, Henry County, Georgia, records, and being more particularly described as follows:

Beginning at a point on the Northwestern side of South Bay Drive, said point being 1,798.40 feet Southeasterly, Easterly and Northeasterly from the intersection of the Northeast side of South Bay Drive with the West line of said Land Lot 8, of said District and County (said Point of Beginning also being at the Southeast corner of Lot 4, of said Block and Subdivision); running thence Northwesternly along the Northeasterly line of said Lot 4, a distance of 460.00 feet, to the low water mark of Lake Spivey; running thence Northeasterly and Easterly along the low water mark of Lake Spivey, a distance of 340.0 feet, more or less, to the Northwest corner of Lot 2, of said Block and Subdivision; running thence Southeasterly along the Southwest line of said Lot 2, of said Block and Subdivision, a distance of 413.00 feet, to the Northwest side of South Bay Drive; running thence Southwesterly along the Northwest side of South Bay Drive, a distance of 150.00 feet, to the Point of Beginning; and being known as 3448 South Bay Drive, according to the present system of numbering property in Henry County, Georgia.

And being the same property described in Security Deed recorded in Deed Book 10482, Page 206, aforesaid records.

10044
00259

After recording return to:
Stiles & Harbison, PLLC
303 Peachtree Street, NE
2800 SunTrust Plaza
Atlanta, Georgia 30308
ATTN: Ronald J. Slay

Clayton County, Georgia
Real Estate Transfer Tax
Paid \$ 65.70
Date 12-8-2011
JACQUILINE D. WILLS
Clerk, Superior Court

FILED
CLAYTON CO., GA

2011 DEC -8 AM 11:42

JACQUILINE D. WILLS
CLERK SUPERIOR COURT

27672

LIMITED WARRANTY DEED

THIS INDENTURE, made effective as of this 7th day of December, 2011, by and between BRENDA ROBERTSON SHORT AND GILBERT VENTURES, LLC, A GEORGIA LIMITED LIABILITY COMPANY (whether individually or collectively, "Grantor"), and UNITED COMMUNITY BANK ("Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all of that certain tract or parcel of land lying and being in Clayton County, Georgia, being more particularly described in Exhibit A attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

This conveyance is made subject to the lien of real estate taxes which are not yet due and payable and all easements of record.

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever IN FEE SIMPLE.

AND THE SAID Grantor shall warrant and forever defend the right and title to said Property unto the Grantee against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

[SIGNATURES ON THE FOLLOWING PAGE]

BK10044PG259

10044
00260

IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

COORBN
Notary Public

My Commission Expires:

[NOTARIAL SEAL]



[Signature]
BRENDA ROBERTSON SHORT

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

COORBN
Notary Public

My Commission Expires:

[NOTARIAL SEAL]



GILBERT VENTURES, LLC, a Georgia limited
liability company

By: [Signature]
Name: [Signature]
Title: [Signature]

8K10044P6260

10044
00261

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 13TH DISTRICT, CLAYTON COUNTY, GEORGIA, BEING LOT 17, BLOCK A, FLINTFIELD SUBDIVISION, SECTION TWO, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGE 155, CLAYTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF.

BK 10044 PG 261

09410
00266

FILED 14237
CLAYTON CO., GA
2008 APR -4 AM 10:57
LINDA T. MILLER
CLERK SUPERIOR COURT

Return Recorded Document to:
SHUPING, MORSE & ROSS, LLP
ATTORNEYS AT LAW
6259 RIVERDALE ROAD
RIVERDALE, GA 30274-1698

Clayton County, Georgia
Real Estate Transfer Tax
Paid 600.00
Date 4-4-08
Linda T. Miller
Clerk, Superior Court

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CLAYTON

File #: 07-56988 GARVA INVESTMENTS, INC.

This Indenture made this 19th day of March, 2008 between J. MARK BRITTAIN GUARDIAN OF W. W. EDMONDSON, of the County of CLAYTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and GARVA INVESTMENTS, INC., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 207 of the 13th District of Clayton County, Georgia and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Pursuant to Final Order dated November 26, 2007, Estate # 99-138, Probate Court of Henry County, Georgia records.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

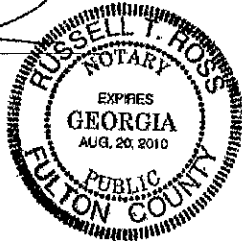
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS
NOTARY PUBLIC

J. MARK BRITTAIN (SEAL)
J. MARK BRITTAIN
GUARDIAN OF W. W. EDMONDSON



BK09410PG266

09410
00267

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 206 and 207 of the 13th District of Clayton County, Georgia and being shown as "cut area" containing 0.857 acres on a plat prepared for W. Earl Edmondson and Brenda K. Robertson dated July 30, 1996 by Alvin E. Vaughn and Associates, Inc. and being more particularly described according to said plat as follows:

Commence at the intersection of the western right-of-way of Tara Boulevard (250 ft. right-of-way) with the northerly right-of-way (40 ft. right-of-way) of Museum Circle; run thence along the northerly right-of-way of Museum Circle along an arc of a curve to the left of a chord having been subtended 90.88 feet, said arc having a radius of 318.72 feet and said chord having a bearing and distance of north 87 degrees 54 minutes 14 seconds west 91.20 feet to an iron pin; run thence along the northerly right-of-way of Museum Circle south 83 degrees 53 minutes 57 seconds west 235.80 feet to an iron pin; run thence north 12 degrees 26 minutes 08 seconds west 130.94 feet to an iron pin; run thence north 88 degrees 03 minutes 31 seconds east 304.50 feet to an iron pin located on the western right-of-way of Tara Boulevard; run thence south 22 degrees 53 minutes 08 seconds east along the western right-of-way of Tara Boulevard a distance of 126.40 feet to a point and the point of beginning.

I:\SASHolding\Tara.WD.legal.wpd
WARRANTY DEED AND SECURITY DEED LEGAL

BK 09410P6267

Doc ID: 014742580003 Type: ESD
Recorded: 03/02/2011 at 09:36:46 AM
Fee Amt: \$56.50 Page 1 of 3
Transfer Tax: \$42.50
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK 12031 PG 104-106

SWB FILE NO. 11-5029
Type Policy:

Return to: SMITH, WELCH & BRITTAIN
ATTORNEYS AT LAW
280 Country Club Drive, Suite 200
Stockbridge, GA 30281

EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF Henry

PT-61 075-20 11 - 00303

THIS INDENTURE made this 24th day of February, 2011, between Brenda Robertson Short, as Executrix of the Last Will & Testament of Woodrow William Edmondson a/k/a W. W. Edmondson, deceased, late of Henry County, Georgia, of the First Part, (hereinafter called "Grantor(s)") and Stith Short of Henry County, Georgia, of the Second Part, (hereinafter called "Grantee(s)"); the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said Grantor(s) for and in consideration of the sum of ONE DOLLAR AND OTHER CONSIDERATIONS---(\$1.00)--- in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged) has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee(s) the following described property:

(Client: 11-0021 Matter: Doc: 00668542.DOC)

All that tract or parcel of land lying and being in Land Lot 231 of the 6th District of Henry County, Georgia and being 5.6 acres as shown on a survey by C. E. Lee Surveyor for Michael E. Williams and Cathy S. Williams, dated January 4, 1983, and being more particularly described as follows:

BEGINNING at an iron pin placed on the east line of Land Lot 231 a distance of 515.06 feet south as measured along the east line of said Land Lot from an iron pin found at the northeast corner of Land Lot 231; thence South along the east line of Land Lot 231 a distance of 695.08 feet to an iron pin placed; thence South 89 degrees 12 minutes 33 seconds west 349.26 feet to an iron pin placed; thence North 0 degrees 22 minutes 06 seconds east 704.75 feet to an iron pin placed; thence South 89 degrees 12 minutes 22 seconds east 351.08 feet to the POINT OF BEGINNING.

ALSO:

All that tract or parcel of land lying and being in Land Lot 231 of the 6th District of Henry County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin located on the south right-of-way line of Wall Street (60' R/W) at a point which is 814.15 feet easterly along said right-of-way from its intersection with Georgia State Route No. 3; thence proceeding South 00 degrees 22 minutes 06 seconds west 808.71 feet to an iron pin; thence proceeding North 84 degrees 46 minutes 58 seconds east 647.92 feet to a point, said point being the TRUE POINT OF BEGINNING; thence proceeding North 84 degrees 46 minutes 58 seconds east 150.74 feet to an iron pin; thence proceeding North 89 degrees 14 minutes 42 seconds east 349.26 feet to a point; thence proceeding South 00 degrees 15 minutes 19 seconds east 501.87 feet to a point; thence proceeding South 88 degrees 32 minutes 23 seconds west 500 feet to a point; thence proceeding North 00 degrees 15 minutes 19 seconds west 500 feet to a point, said point being the POINT OF BEGINNING.


The above described property is a portion of a parcel of land identified as Tract B as shown on a plat of survey prepared for Dave Gresham and Grover A. Walls, Sr., dated February 25, 1983, prepared by Griffin Engineering Company, recorded in Plat Book 10, Page 95, Clerk of Superior Court Records, Henry County, Georgia.

By acceptance of this deed, the Grantee herein agrees to assume and pay that certain Security Deed in favor of George Boerschig dated February 24, 2011, recorded in Henry County Records, which Security Deed secures a loan in the principal amount of \$65,000.00.

This deed is made under the power of sale granted to the Grantor(s) herein in Item VII of the Last Will and Testament of Woodrow William Edmondson a/k/a W. W. Edmondson, deceased. Said Will has been probated in solemn form, in the Office of the Probate Court of Henry County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the proper use, benefit and behoof of the said Grantee(s) forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased during his lifetime.

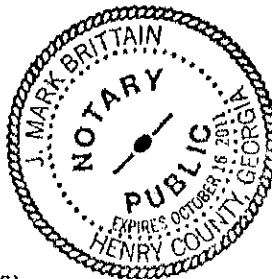
IN WITNESS WHEREOF, the Grantor herein has hereunto set her hand and seal, the day and year first above written.

 (seal)
Brenda Robertson Short, As Executrix under
the Last Will and Testament of Woodrow
William Edmondson a/k/a W. W. Edmondson,
Deceased

Signed, sealed and delivered
in the presence of:


Unofficial Witness

 (SEAL)
NOTARY PUBLIC
My Commission Expires:



09657
00183

FILED 19776
CLAYTON CO., GA
2009 JUN -8 AM 11:53
LINDA T. MILLER
CLERK SUPERIOR COURT

After Recording, Return This Document to:
James T. Johnston, Jr., LLC
900 Circle 75 Parkway
Ste. 1123
Atlanta, Georgia 30339-3084

Clayton County, Georgia
Real Estate Transfer Tax
Paid 0
Date 10/18/09
Linda T. Miller
Clerk, Superior Court

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June, 2009, by and between
BRENDA ROBERTSON SHORT, a Georgia resident (hereinafter referred to as "Grantor") and
WOODMOND VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as
"Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other
valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does
hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or
parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a
part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights,
members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the
only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever,
IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month
and year first above written.

-Signatures to appear on following page-

BK09657PG183

09657
00184

Signed, sealed and delivered
in the presence of:

James F. Johnson
Witness

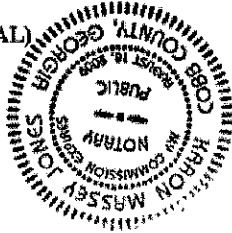
Karon Massey Jones
Notary Public

GRANTOR:

BRENDA ROBERTSON SHORT

Brenda Robertson Short S.
Brenda Robertson Short

(NOTARY SEAL)



BK09657PG184

09657
00185

EXHIBIT A
LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lots 46 and 47 of the 12th District, Clayton County, Georgia, and being Lot 2, Wright's Circle, as shown on plat of survey for Ellen Watkins Builders, Inc., and recorded in Plat Book 31, Page 133, Clayton County, Georgia Records, to which reference is hereby made for a more particular description of said property.

Tract 2

All that tract or parcel of land lying and being in Land Lots 46 and 47 of the 12th District, Clayton County, Georgia, and being Lot 3, Wright's Circle, as shown on plat of survey for Ellen Watkins Builders, Inc., and recorded in Plat Book 31, Page 133, Clayton County, Georgia Records, to which reference is hereby made for a more particular description of said property.

BK09657PG185

After Recording, Return This Document to:
James T. Johnston, Jr., LLC
900 Circle 75 Parkway
Ste. 1125
Atlanta, Georgia 30339-3084

Habersham County, Georgia
Real Estate Transfer Tax

PAID -0-

DATE 6-8-09
David C. Wall
Clerk of Superior Court

066-0009-00 2016

2009 JUN -8 AM 11:11

889 402-404

Book Page Recorded
David C. Wall

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June, 2009, by and between
BRENDA K. ROBERTSON-SHORT, a Georgia resident (hereinafter referred to as "Grantor")
and MYKASSI VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as
"Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other
valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does
hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or
parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a
part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights,
members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the
only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever,
IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month
and year first above written.

-Signatures to appear on following page-

Signed, sealed and delivered
in the presence of:

Witness James T. John Jr.

Karon Massey Jones
Notary Public

GRANTOR:

BRENDA K. ROBERTSON-SHORT

Brenda K. Robertson-Short
Brenda K. Robertson-Short

(NOTARY SEAL

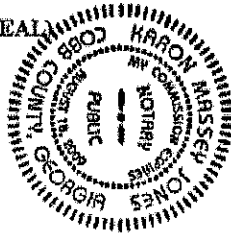


EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 83 of the 1st Land District of Habersham County, Georgia, designated as Tract Three, containing 8.736 acres, more or less, as shown on a plat of survey prepared for Larry Lynn Copeland, Nell Copeland Grant, Ann Copeland, Elaine C. Coats and Alfred Leon Copeland by Samuel L. Duvall, R.S., under date of October 2, 2000, a copy of said plat being of record in the office of the Clerk of the Superior Court of Habersham County, Georgia, in Plat Book 50, Page 295, to which said plat and the record thereof reference is hereby made for a more complete description.

10256
00101

Clayton County, Georgia
Real Estate Transfer Tax
Paid \$ 0
Date 1-10 2013
JACQUILINE D. WILLS
Clerk, Superior Court

FILED
CLAYTON CO., GA
2013 JAN 10 AM 10:28
JACQUILINE D. WILLS
CLERK SUPERIOR COURT
01068

File No. 08-5465

Return to: SMITH WELCH WEBB & WHITE
ATTORNEYS AT LAW
P. O. Box 10, 2200 Keys Ferry Court
McDonough, Georgia 30253

WARRANTY DEED

STATE OF GEORGIA
CLAYTON COUNTY

IN CONSIDERATION OF THE SUM OF -----TEN DOLLARS AND OTHER
VALUABLE CONSIDERATION----- to it paid, Grantor, CLAY ROBERTSON,
INC., a Georgia corporation, of the County of Clayton do hereby sell and convey unto
Grantee, BRENDA SHORT, her successors and or assigns, a tract or parcel of land,
which is described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND
LOT 114 OF THE 13TH DISTRICT AS SHOWN ON THAT PLAT OF SURVEY FOR
B. KAY BUILDERS, INC., BY DAVID CHARLES JONES, REGISTERED LAND
SURVEYOR, DATED NOVEMBER 17, 2004, BEING DESIGNATED AS LOT 18
AND PART OF 17, BLOCK K, UNIT 4, HOLIDAY HILLS SUBDIVISION, SECTION
1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY
LINE OF HOLIDAY BLVD AND THE NORTH RIGHT-OF-WAY LINE OF
INTERSTATE HIGHWAY 75, RUNNING THENCE NORTH ALONG THE RIGHT-
OF-WAY LINE OF INTERSTATE HIGHWAY 75 352 FEET TO AN IRON PIN

BK10256PG101

{Client: 0000009 Matter: Doc: 00075932.DOC}

10256
00102

FOUND, THAT BEING THE POINT OF BEGINNING; RUNNING THENCE NORTH 67 DEGREES 45 MINUTES 36 SECONDS WEST 126.72 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 25 DEGREES 04 MINUTES 09 SECONDS EAST 79.49 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF NASSAU STREET (HAVING A 50 FOOT RIGHT-OF-WAY); RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 70.11 FEET TO A POINT, SAID ARC HAVING A RADIUS OF 277.08 FEET; RUNNING THENCE SOUTH 76 DEGREES 31 MINUTES 30 SECONDS EAST 49.50 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 19 DEGREES 40 MINUTES 26 SECONDS WEST 91.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD said land and appurtenances unto said **BRENDA SHORT**, her successors and or assigns, in fee simple.

Grantor warrants the title to said land against the lawful claims of all persons.

In Witness Whereof, Grantor has hereunto set its hand and affixed its seal this the

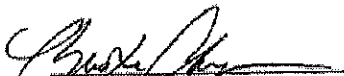
5th day of December, 2012.

CLAY ROBERTSON, INC.

 (SEAL)
By: Clay Robertson, President

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public
My Commission expires:
10/7/14

